

City of Port St. Lucie

City Council Workshop

Meeting Minutes

121 SW Port St. Lucie
Blvd.
Port St. Lucie, Florida
34984

Wednesday, February 18, 2026

8:30 AM

PSL Community Center 2195 SE
Airoso Blvd, Port St. Lucie, FL 34984

Winter Workshop Day 1

1. Meeting Called to Order

Day one of the Winter Workshop of the City Council of the City of Port St. Lucie was called to order by Mayor Martin at 8:40 AM on February 18, 2026, at the Port St. Lucie Community Center, 2195 SE Airoso Blvd, Port St. Lucie, FL 34984.

2. Roll Call

Council Members Present:

Mayor Shannon Martin

Vice Mayor Jolien Caraballo

Councilwoman Stephanie Morgan

Councilman Dave Pickett

Councilman Anthony Bonna

3. Pledge of Allegiance

Mayor Martin led the assembly in reciting the Pledge of Allegiance.

4. Public to be Heard

There were no comments from the public.

5. Workshop Business

5.a Hear an Introduction from the City Manager: Preparing for
2026-27

[2026-169](#)

City Manager Merejo provided a PowerPoint presentation, showed a brief video on the City of Port St. Lucie's events and accomplishments, and thanked the Staff for achieving these endeavors. He spoke to focusing on the City's future projects by reviewing their goals for 2026/27 and discussing how to get to "yes."

Vice Mayor Caraballo expressed the need to provide excellent customer service even as a big city and to teach the sense of urgency to new employees.

Mayor Martin noted that the City's training and partnership with Bloomberg have changed how the City approaches strategic planning, innovation, etc.

5.b SW Annexation Area Transportation Assessment Report of Findings

[2026-175](#)

Mary Savage-Dunham, Director, Planning and Zoning, stated the Council will be presented the initial findings of the SW Annexation Area Transportation Assessment. She introduced Dr. Delaney, TCRPC, and Kok Wan Mah, Kittelson & Associates, who will be presenting the analysis and findings.

Dr. Delaney provided the PowerPoint presentation and indicated the findings are in draft form. She reviewed the recognition the City has received, discussed the data-driven planning projects, and spoke to the City's population growth.

Vice Mayor Caraballo inquired as to how a city could project the population more accurately and what causes the discrepancies. Dr. Delaney explained that population projections are tricky and complex, as there are so many factors and variables that influence rates of growth. City Manager Merejo explained that 25 to 30 years ago, Utilities estimated the City having 450,000 residents.

Dr. Delaney stated that rapid population growth in a successful market brings lots of challenges with respect to infrastructure delivery and funding. She reviewed the annexation areas of study as well as ways to approach the project. Dr. Delaney also discussed the traffic impacts, residential units and industrial space, and roadway obligations. She explained how the data for the study was gathered, such as outreach meetings, traffic/network performance, etc., and presented eight scenarios that include calculating the congestion factor.

Mayor Martin inquired if the study factored in all the residential already entitled out west, to which Mr. Mah responded in the affirmative. Mayor Martin stated that it will take years for commercial development to follow any residential development, so those out west will be coming to Port St. Lucie for services.

Dr. Delaney reviewed and discussed the initial findings and initial recommendations of the Southwest Annexation Area Transportation Assessment.

Councilwoman Morgan stated that Marshall Parkway has been discussed for years and asked why it was only two lanes. She thought the

Hagener/Paar area would be good for trails or land banking. Councilwoman Morgan also questioned the number of east/west connections located out west versus the east side of the City. She indicated she was concerned with the southern connection to Martin County.

Councilman Pickett stated that Marshall Parkway cannot come quick enough. He indicated he sees the need for the bridge to Martin County but also a second entrance, otherwise there will be increased congestion at Sansone Blvd/Parkway.

Councilman Bonna stated he was happy with the study. He expressed that the City was behind in supporting the traffic conditions, because of the 55+ ITE code. Councilman Bonna was excited about the prospect of getting more roads developed within the next few years to improve the day-to-day lives of the residents. He believes the data shows the importance of Paar Drive for the long term of the City. Councilman Bonna stated he was open to the connection to Martin County, as it involves economic activity and shortening the day-to-day trips for residents.

Vice Mayor Caraballo discussed the importance of time and requested further modeling that includes AI and time of travel versus congestion time. She stated she cannot inconvenience the residents to travel around Martin County or other routes knowing that a direct connection can be provided. Vice Mayor Caraballo recalled that live, work, and play in the City has always been the goal and noted that Port St. Lucie is out of space. She stated the City and the developers have an obligation to mitigate the impacts and make it work. Vice Mayor Caraballo expressed she has never been a proponent of removing Paar, which is justified by the data. Councilman Bonna clarified that he is open to Paar if it makes sense.

Mayor Martin thanked everyone for the study, as it is necessary especially when having discussions with the development community. She recalled what they learned in the past from Paseo and stated she would not give up a roadway. She stated the Martin County connection is important, but it has to be done the right way.

Vice Mayor Caraballo stated she was interested in any current road obligations that connect to Glades from Martin County. She discussed how the other larger cities have to travel to work and endure congestion and believed Port St. Lucie needs every interchange available to help move people around the City.

Vice Mayor Caraballo moved to approve retaining the developer

requirements related to the construction of the Hegener/Paar Road segment; advocating for the Marshall Parkway Interchange as it provides relief for the Gatlin Boulevard and Becker Road interchanges as well as more travel options for Port St. Lucie residents and businesses; analyzing the effects of the developer-proposed road from Martin County, including transportation, economic development, quality of life implications and potential developer contributions to the transportation network; and authorizing the City Manager to begin discussions and negotiations for the connections.

Councilman Pickett requested that "exploring a second option for entering Martin County" be added to the motion. Vice Mayor Caraballo amended her motion, and Councilman Pickett seconded the motion.

Under discussion, Councilwoman Morgan explained she was voting against the motion, because it has several items lumped together and she is not in favor of all of them.

The motion passed by roll call vote (4-1), with Councilwoman Morgan voting against.

Councilman Bonna moved to approve the Policy Recommendations as read into the record by Mayor Martin: continue to require road rights-of-way be dedicated with initial development approvals with time-certain for dedication; require roads be constructed earlier in the development timeframe with specific delivery dates tied to construction phases rather than pursuant to trip counts; and pursue additional land-banking where possible for transportation, parks, preserves, and other infrastructure needs. Councilwoman Morgan seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Mayor Martin called for a break at 10:03 AM and the workshop resumed at 10:21 AM.)

5.c Hear an Update on Capital Projects

[2026-170](#)

Colt Schwerdt, Public Works Director, outlined the items that will be discussed by the Public Works team.

Thomas Salvador, Public Works, provided a Powerpoint presentation on the status of the following roadway projects: Port St. Lucie Blvd, E. Torino Parkway, Floresta Phase 3, St. Lucie West Blvd/Peack Blvd, Tulip/College Park, Gatlin/Savona, Paar/Sovana & Paar/Darwin, Bayshore Blvd, California Blvd, Savona Blvd, St. Lucie West Blvd, Southbend Blvd, Marshall Parkway & I-95 Interchange, Tradition Parkway/Village Parkway,

and Traffic Signal Pre-Emption.

Councilwoman Morgan suggested having the School District move the bus stop located near the roundabout on E. Torino Parkway to reduce the congestion.

Mayor Martin stated the Gatlin/Savona intersection is heavily congested and the residents are waiting for something to be done. Mr. Salvador explained how changing the original design will provide greater value long term.

Councilman Pickett inquired if the stormwater issues would be addressed for Gatlin/Savona going north. Mr. Salvador stated the design goes up to the second intersection, which will include sidewalks, drainage, etc. He noted the Oak Hammock project will be discussed later.

Mayor Martin requested the property acquisition information for the Bayshore Boulevard project to better understand and explain the process. City Manager Merejo stated that Staff will provide that information.

Antonio Balestrieri, Division Manager, Traffic Operations, discussed the safety of roundabouts and the Marshall Parkway interchange. He stated there was consensus to advocate for this intersection, and they are moving this project forward.

At this time, Council and Staff discussed the studies, scenarios, and presentations done by the TPO for the Marshall Parkway interchange.

Mr. Balestrieri indicated the TPO did a separate study and both reports had similar results. He stated if the Council has any desires as a group, they could express them now or there would be another opportunity conducted by the FDOT.

Mr. Schwerdt explained why the TPO and the City both conducted studies. Vice Mayor Caraballo stated that data and studies are not optional, to which Mayor Martin added that the justification is required for funding.

City Manager Merejo indicated that Marshall Parkway has now become a special project for the City, in addition to St. Lucie West. Mayor Martin requested that the TPO provide a presentation to the City Council on the Marshall Parkway project.

Mayor Martin stated that the Tradition Parkway/Village Parkway project is a priority and indicated that North/South A is critical.

Councilman Pickett inquired if timing the stoplights would be included with the Tradition intersection improvements, to which Mr. Balestrieri responded in the affirmative and explained the synchronization process.

Vice Mayor Caraballo asked if there was newer software, design, or equipment that does signal timing on a real time basis. Mr. Balestrieri indicated they are constantly improving and learning from other cities. He stated they are updating some of the old infrastructure to utilize the new technology. Vice Mayor Caraballo advocated for a pilot program, new technology, etc., and that it brought forward for discussion by Council. Mr. Schwerdt further discussed the signal synchronization taking place on Village Parkway, Crosstown, and Gatlin.

Mayor Martin noted that Becker Road needs to be looked at again for timing and widening. Mr. Schwerdt indicated the road has been built out from right-of-way to right-of-way. Mr. Balestrieri stated that Becker was used as a pilot for timing signals.

Vice Mayor Caraballo shared for the residents that if a signal turns red from green immediately, it means an emergency vehicle is approaching. Mayor Martin requested that a PSA be provided from an educational standpoint. Councilwoman Morgan stated that the Fire District has a video regarding the pre-emption lights. Mayor Martin stated the Fire District needs to increase their social media presence. The City Council suggested sharing the Fire District video as part of the pre-emption educational campaign.

Peter May, Stormwater Division, provided an update on the following stormwater CIP infrastructure projects: D-11 Canal Improvements, SWW-1 Rehabilitation, Hogpen Slough Stormwater Treatment Area Design and Permitting, Whitmore Drive Baffle Box, Floresta Phase III Baffle Boxes, Watershed A&B Improvements, A-14 Water Control Structure, Oak Hammock Watershed Improvements, Elkcam Basin Improvements, Hog Pen Slough Water Control Structure, E-8 Canal Improvements, and Accelerate Swale & Culvert Programs.

Mayor Martin stated the City cannot wait until 2034 to have the Oak Hammock Watershed project completed. City Manager Merejo indicated that Staff will re-evaluate this project and inform Council.

Louis Johnson, Assistant Director, Public Works, spoke to the swale acceleration program and the residential culvert program. He stated the department created a loan program to assist the residents in replacing the

culverts. Mayor Martin suggested presenting a more detailed report or presentation at the July workshop, to include how many residents are utilizing the loan program.

Mr. Johnson stated as they re-evaluate the program, they are trying to expedite the process, seek more funding, and hire more contractors, to complete 3,334 swales within three years. Mayor Martin expressed that this was very important, as they need to accelerate the program.

Vice Mayor Caraballo stated she would like the swale and culvert program added to the list of projects and priorities to be considered in July for any excess funds. Mayor Martin indicated they needed to get this done, as it has been a long time. Vice Mayor Caraballo stated she wanted to get a grant, but the City has the only swale program in the state, which might be hard to resonate by the state and federal agencies.

Kate Parmelee, Deputy City Manager, stated they are working with the Office of Emergency Management and Public Works to obtain funding for what is considered maintenance. She indicated they will research further on how to repackage and better explain the program.

Mayor Martin stated Crosstown/Village/Fairgreen is not a project and they need to figure out how to make it a project. She indicated there are significant delays and backups at this intersection and the turn lane needs to be addressed. Teresa Lamar-Sarno, Chief Assistant City Manager, stated the team just met regarding the Tradition DRI amendment and Mattamy will be extending the lanes of Fairgreen and Crosstown.

Vice Mayor Caraballo suggested that Staff develop a history, with before and after pictures and videos, of the City's stormwater system to better tell the story at the July workshop.

Clyde Cuffy, Public Works, provided an update on the following developer funded projects: Crosstown Parkway Extension; Marshall Parkway at Riverland Parcel B, Phase 2; Discovery Way at Riverland Parcel C, Phase 2; Sundance Vista Blvd at Riverland Parcel D, Phase 1; Sundance Vista Blvd; Fernlake Drive; Westcliffe Lane; and Discovery Way Widening.

Mayor Martin clarified that going forward, North/South A would now be referred to as Sundance Vista. She discussed the importance of Sundance Vista, such as the connection to the school, planning for future fire stations, etc.

City Manager Merejo stated the City was in active negotiations with

Mattamy on North/South A, which is triggered for 2030. He indicated the City is looking to front some of the funding and getting reimbursed by the developer within five years of the investment. He stated the agreement will be brought to Council for approval.

Mayor Martin commented on the importance of mobility fees and trying to get these projects done faster. City Manager Merejo stated the new school will bring more traffic to Tradition Blvd, as there are two schools there now. Mayor Martin indicated that is one reason why the Fernlake connection to Westcliffe is important, as it will provide additional ingress/egress points.

Mayor Martin inquired about the status of FPL getting power to the signalization at Marshall and Hedener. Mr. Schwerdt explained the meter was in and they were working with the contractor to get it activated in the flash mode for two weeks prior to activation.

Mr. Salvador continued with the PowerPoint presentation by reviewing the roadway objectives and providing a Network Overview. He discussed Resurfacing and Preservation, Progress to Date FY 25/26, Updated Proposed 10-year Plan, and Recommendations.

Mayor Martin stated they promised the residents when the roads would be repaved. Mr. Salvador explained there is reshuffling every three years based on new data. He stated they always inform the residents which roads are currently scheduled, but tell them it may change due to budget and new data. Mayor Martin stated the City needs to do better at meeting their promised deadlines, because it has been a huge complaint, especially for the residents who have been waiting ten or more years.

Vice Mayor Caraballo inquired about the use of Rejuvenex. Mr. Salvador stated it was used for repaving on residential streets, typically three years after the road has been resurfaced, which can extend the life of the road by five years. He discussed how this process is budgeted and the idea of one application versus two to reduce the cost. Vice Mayor Caraballo suggested communicating the Rejuvenex process of maintaining the roads to the residents.

Vice Mayor Caraballo asked if they could Rejuvenex the road that is being pushed back, so the road is not deteriorating further while waiting for funding. Mr. Salvador explained that Rejuvenex only works in the earlier stages of repaving.

Councilman Bonna stated that people can understand changes in a

ten-year plan, but three years is more predictable. He agreed with Mayor Martin that it is an issue of trust in local government and stated he would only push things off within the three-year period if it is absolutely necessary.

Vice Mayor Caraballo suggested having a separate long-term resurfacing plan for the larger roads in the City that support more traffic. She spoke to the loss of public trust and how the roads impact and frustrate residents. Mr. Salvadore discussed the competing priorities and options, and how they always try to innovate change and do what is best.

City Manager Merejo indicated that the resurfacing of Gatlin Blvd will be a tremendous impact to the budget and explained how sometimes roadway issues come out of nowhere. Mayor Martin stated that Gatlin/Savona intersection is crumbling and looks horrible, and it needs to be fixed ASAP. City Manager Merejo spoke to justifying fixing a road when it will be torn up in the near future. Mayor Martin suggested that the repaving and intersection improvements occur simultaneously. Mr. Salvadore discussed the redesign and future layout of Gatlin Blvd. He stated they could combine everything for completion in FY 2026/27.

Mayor Martin stated the Brighton intersection is horrible and should be done all at one time as well. Mr. Shwerdt indicated the City has reached out to an engineer for assistance with the design and left turn lane.

Vice Mayor Caraballo inquired about the decline in the gas tax. Caroline Sturgis, Director OMB, explained that they were seeing slight increases due to the growth in population.

Councilman Pickett moved to approve the Roadway Preservation and Resurfacing FY 25/26 Plan. Vice Mayor Caraballo seconded the motion, which passed unanimously by voice vote.

(Clerk's Note: Mayor Martin called for a lunch break at 11:55 AM and the workshop resumed at 1:03 PM.)

(Clerk's Note: The update on Capital Improvement Projects continued at this point after the PSL Economic Update.)

Roger Jacob, Facilities Construction Projects Director, provided a PowerPoint presentation to update the Council on the status of the projects currently underway. He discussed the Police Training Facility, Public Works Administration Building, City Hall Interior Improvements and Added Parking; City Hall Expansion and City Complex Parking Garage; and

MFEC Parking Garage and Main Building Repairs.

Mayor Martin stated she hoped the Public Works Building could be completed as efficiently as the Police Training Facility.

Vice Mayor Caraballo commended Mr. Jacob on his great work, leadership, and innovation to reduce costs. Mr. Jacob thanked the City Manager and Chief Assistant City Manger for their support.

City Manager Merejo spoke to the process of direct purchase and stated the City has been doing this for years. He stated they need to do a better job of promoting, presenting, and reporting the savings on a regular basis.

John Eason, Utilities Assistant Director, provided a PowerPoint presentation on the Utility Work for Roadway Capital Improvement Projects; McCarty Ranch Water Quality Restoration Area 7A, Prineville Deep Injection Well #2, Ro Well F-19, Western Raw Water Main, Becker Road Main Improvements, Darwin & Becker Parallel Force Main, Southport 24-Inch Sewer Force Main, Replacement of Lift Station NP-13, Prineville WTP Generator Replacement, McCarty Ranch Water Main, Westport WWTP Nutrient Reduction Improvements, Range Line Road & Glade Future Injection Wells, Design-Build for Nine Floridan Wells and Raw Water Main, Range Line Road Water Treatment Plant, and Glades Wastewater Treatment Facility Expansion.

City Manager Merejo explained all departments are working together to accomplish and complete these goals in tandem to reduce costs.

Regarding the Southwest Annexation area, Mayor Martin inquired if the developers were putting in the largest pipes possible, so the City does not have to change them out in ten years. City Manager Merejo responded in the affirmative and explained the piping responsibilities of the City and the developers.

City Manager Merejo spoke to the Range Line Road & Glades Future Injection Wells and indicated the City has been working on this project for many years. Kevin Matyjaszek, Utility Systems Director, explained that they have the construction and design elements as well as the permits. Mayor Martin discussed how far out the City plans for utilities and the need to do so. Mr. Eason commented on the forward thinking that has taken place for the wells.

City Manager Merejo explained the process of how they were designing these projects and then bonding them when they get to the construction.

Regarding SB1014, Vice Mayor Caraballo asked if this bill was passed by the House and Senate. Kate Parmelee, Deputy City Manager, indicated the bill was passed by the Senate and the City has been working with their lobbyist on this. She stated she will confirm this information and update the Council.

Vice Mayor Caraballo suggested educating everyone on SB1014 and why the City is fighting it. Ms. Parmelee explained the bill limits the City's authority and discussed the challenges. Mr. Matyjaszek indicated the language still includes that the City would have a timeframe to look at the requests from a resident or property owner outside City jurisdiction or boundaries, and render a formal decision on whether or not the City has available capacity. He stated the City's concerns, if the bill passes as is, are the impacts to the residents and rate payers.

Vice Mayor Caraballo recommended having Staff speak directly with the legislator, if this bill continues to move forward or comes back next year. She indicated the language needs to state, "If a City already has projected entitled growth, that the City can hold that capacity for itself." Vice Mayor Caraballo expressed her concerns regarding someone coming in and taking their capacity, when they are not investing in it. She explained the City is holding this capacity for future development and would have to continue to bond at that point. Mayor Martin stated it was another example of the unfunded mandates that cause the City to charge more.

Ms. Parmelee noted that SB1014 passed three Senate committees and HB1075 is in its third committee, but is not yet on the agenda. She stated that time is running out, which benefits the City.

Vice Mayor Caraballo expressed her concern of the bill being in the last committee as they go into budget negotiations. She inquired how detrimental this would be for the City and suggested working with the Governor's office to ask for a veto at that time. Ms. Parmelee stated that Staff will continue communicating and fighting at every level.

Councilwoman Morgan questioned the generator with a start date of March 2025 and end date of May 2026. Mr. Eason explained that delivery of materials is taking 10 to 11 months for some projects and that there are issues with the size of the manholes.

Regarding Midway Road, from Jenkins to Glades Cut-Off, Councilwoman Morgan stated the south-off and south-on ramps do not make sense with it being an evacuation route. She inquired about the status of the

right-of-way issues. Colt Schwerdt stated it is a DOT turnpike enterprise project, and he does not have the status on the ramps for the northbound traffic. He indicated they are finalizing an MOA for the right-of-way dedication, to provide for the new logo on the noise wall and seawalls for the bridge as well as the Fire District's drainage concerns. Mr. Schwerdt stated he will ask the DOT and turnpike project team for an update on the northbound ramps. Councilwoman Morgan also expressed that it did not make sense to widen the roads and then have a two-lane bridge.

(Clerk's Note: Mayor Martin called for a break at 2:18 PM and the workshop resumed at 2:58 PM.)

Brad Keen, Director, Parks & Recreation, introduced Zach Sherman, Facilities Maintenance Director, who provided a PowerPoint presentation and status on the following projects: Tradition Regional Park - Phase 1, Torino Regional Park - Phase 1 Design, Stars & Stripes Construction, O.L. Peacock Sr. Park Construction, Wilderness Trail Construction, Preserve Trail at The Port Construction, Boardwalk Connection - PSL Under Bridge, and Boardwalk Connection - Tom Hooper. He reviewed the upcoming milestones for several other Parks & Recreation Capital Improvement Projects scheduled for FY 2026. Mr. Sherman concluded his presentation by discussing the status of the Saints Golf Course - Irrigation System Upgrade, Drainage Improvements, Cart Path Repairs and Additions, Bunker Renovations, and Maintenance Facility.

Mayor Martin reminded everyone and the residents how much work and how many projects the City has accomplished and has yet to complete.

Mayor Martin inquired about the deficiency of cameras in the parks. Mr. Keen explained they were working with IT and the camera providers, indicated all of the community parks have cameras but some need to be replaced due to age, and stated the other parks in need of cameras are being worked into the CIP schedule over the next few years.

Regarding the Saints Golf Course, Vice Mayor Caraballo noted their budget was just about net zero. She indicated the goal in the future is to put any overage in a fund for construction projects.

Vice Mayor Caraballo stated they needed to have a discussion or workshop with Staff on the parking for The Port/Pioneer Park. She indicated the residents have some concerns and the City needs to develop a plan based on the various aspects of closing times, surrounding uses, etc. Mayor Martin agreed they needed to address the parking. She stated they may need to acquire a parcel, look at a trolley service, etc.

City Manager Merejo suggested discussing the parking in a workshop. He stated the land next to McDonald's has been discussed, parking on Veteran's, purchasing houses across the street, etc. He stated that Staff can provide Council with a presentation, so that some decisions can be made.

Vice Mayor Caraballo asked about the cell phone data retrieval capabilities of the City's AI technology. Kristina Ciuperger, Assistant City Manager, stated they could check into this, as certain areas may require an upcharge to pull information. Vice Mayor Caraballo thought the restaurants in other cities may have some data and information that would help plan for parking. Jennifer Davis, Community Redevelopment Agency Director, stated the outlook is to leave the area as green as possible and use it as overflow parking until it needs to be paved. She also discussed the possibility of having a valet service.

Mayor Martin inquired about parking for boats. Ms. Davis discussed the number of available boat slips going from 12 to 24. Mayor Martin suggested moving forward with the boat parking.

Vice Mayor Caraballo inquired about the floating docks on the Rivergate side for boardwalk accessibility. Ms. Davis indicated the conceptual plan provided for additional dock space at Veteran's Park at Rivergate. She stated they will have to look at the canal area, to see how much can be achieved there. She indicated they have also looked at re-envisioning the Tom Hooper area for vertical parking.

5.d Hear a Port St. Lucie Economic Update

[2026-185](#)

Brad Hunter, Hunter Housing Economics, provided a PowerPoint presentation on the 2026 Economic and Housing Outlook. He discussed the Major Drivers of Economic Activity, such as population growth, residential development, migration; Homebuilder Activity and Lot Supply; Rising Cost to Ownership; PSL Housing Market; Housing Dollars in PSL; Housing Supply; Housing Market; Mortgage Rates; Agency Mortgage-Backed Securities (MBS) and Mortgage Spread; Tradition and Planned Communities; Rising Household Income; Employment by Industry; Unemployment, Inflation, and Wage Growth; Active Adult Community Sales in Florida; Florida Home Sales and Mortgage Rates; National New Home Inventories; New Home Building and Comparing Counties. Mr. Hunter concluded his presentation by reviewing the predicted headwinds and tailwinds that the City of Port St. Lucie will experience.

Vice Mayor Caraballo inquired about the affordability crisis and the impacts of abolishing the property tax. Mr. Hunter explained it did not make sense to him to eliminate the property tax, as it is an enormous source of revenue that runs the cities and municipalities in Florida. He stated that impact fees are often used in place of property taxes, but the builder passes that amount to the home buyer, which is disastrous for home sales.

5.e Proposed Half-Cent Sales Tax Extension Prioritization Project
List

[2026-186](#)

Colt Schwerdt, Public Works Director, provided a PowerPoint presentation on the proposed Half-Cent Sales Tax Exemption prioritization project list. He discussed the data gathered to prioritize the projects as well as the proposed ranking and funding of such projects. Mr. Schwerdt stated they were looking for some direction and feedback. He noted the formula used to prioritize these projects is being looked at for all future roadway improvement projects, with a similar formula being utilized for all future drainage projects.

City Manager Merejo explained the discussion should cover which major projects are important to the Council and then they can work the numbers. Mayor Martin inquired as to which projects include mobility money. Mr. Schwerdt listed the projects requiring bond funding.

Councilman Bonna expressed he was comfortable with keeping this project list as ranked, as the sales tax is over a ten-year period. He stated if there are other funding sources, the City Manager can make that call.

Mayor Martin stated if they leave the projects open-ended, they cannot let the public know when the projects will be completed. She expressed this is how the City loses credibility.

Councilman Bonna requested they limit the list to those projects that can be completed within 10 years, regardless of the funding source.

Mayor Martin noted that repaving and resurfacing will also be utilizing half-cent sales tax money.

Vice Mayor Caraballo inquired if St. Lucie West would be done in phases, to which Mr. Schwerdt responded in the affirmative and explained the approach to design and phasing. He stated the project listed is for design and construction. Vice Mayor Caraballo requested the timeframe and cost of the design, to which Mr. Schwerdt indicated it would take 18 months to two years. Vice Mayor Caraballo stated the residents want St. Lucie West to be done, and it may be the only project that gets done.

Mr. Schwerdt discussed intersection improvements versus widening some roads. Vice Mayor Caraballo thought they should look at this, as the residents want to see improved traffic flow and not necessarily more lanes.

Regarding the Sandpiper traffic calming and safety improvements, Vice Mayor Caraballo encouraged Council to visit the area to look at the disconnection in sidewalks on Westmoreland. Mr. Schwerdt indicated they will be providing cost estimates on connecting the missing pieces of sidewalk for one side of the road as well as both sides of the road.

Mayor Martin inquired why these sidewalks were not included in the sidewalk master plan, to which Mr. Schwerdt indicated he understood the focus of the sidewalk plan was for the schools. He stated the next phase of the sidewalk master plan is to complete these missing connections.

Regarding the list of projects, City Manager Merejo stated that he will provide the Council with a description of each project, half-cent sales tax funding, and bond funding to complete the project.

Councilwoman Morgan inquired about the budget line item for the shade structures for benches, trails, and land preservation, to which Mr. Schwerdt explained these items came from polling the residents. She also suggested that certain projects, such as Selvitz and Peachtree, be combined to better position them for funding opportunities. Councilwoman Morgan agreed it would be nice to have the complete list and pricing. Mayor Martin also requested that Staff bring back the easel and polling results for their next discussion.

Mr. Schwerdt presented the results for the 2025 National Community Survey and 2025 Port St. Lucie Sales Tax Renewal Survey. He stated they will work with the City Manager's Office to provide the preliminary cost estimates, and how much funding can be given to each project, and how much would be bond funding or mobility funding, etc.

Mayor Martin stated they needed to design some of these projects, so they are ready when it is time to start construction funding. City Manager Merejo indicated that was the intent.

Council and Staff discussed when these projects needed to be on the ballot. City Attorney Berrios indicated the County has asked that their ordinance have an adoption date of March 17th. He stated the list does not have to be finalized, as it can always be amended.

Vice Mayor Caraballo stated the Council not only needs to look at what Staff recommends but also consider what the residents want. She stated the projects may be fundable but not passable. She recalled that in the past they sent the list of projects to the residents to help prioritize. City Manager Merejo stated they look into doing the same.

City Attorney Berrios clarified that the sales tax is initiated by the County as an ordinance, which turns into a referendum for the voters. He stated the ordinance requires two readings and the County's first hearing is advertised for two weeks prior to the adoption hearing. He indicated the County Attorney has asked that the City provide its resolution, requesting that the County adopt the ordinance, in advance of March 17th adoption hearing.

Mayor Martin noted the City did not need to provide the project list by March 17th. City Manager Merejo indicated the request to adopt the ordinance was on the agenda for Monday's City Council meeting.

Mayor Martin spoke to the surveys completed by the residents to identify their desired projects. Ms. Parmelee indicated that traffic improvements was the number one request from residents at the Citizen Summit, so they are on target.

City Manager Merejo stated they would bring this item, along with the additional information, back to Council.

- 5.f** Follow the Data: Strategic Plan 2nd Quarter Progress Report & PSL STAT Highlights and Introduction to Departmental High Impact Plans

[2026-171](#)

Ms. Parmelee inquired if the Council would like to hear a presentation and have Staff answer questions, as some of the projects in the Strategic Plan are CIP related. Mayor Martin stated Council did not need a presentation at this time, as it may be a duplication of what was presented for the major projects.

- 5.g** Hear the Public Works Department High Impact Plan

[2026-190](#)

Mayor Martin stated they would start with the presentation of the Public Works Department High Impact Plan tomorrow morning.

6. Adjourn

There being no further discussion, the workshop adjourned at 4:15 PM.

Calleigh Nazario, Acting City Clerk

Shanna Donleavy, Deputy City Clerk

Typed by: Traci Mehl, Deputy City Clerk